WIDE VARIETY IN **BRONX DEALINGS**

Sales of Dwellings and Apartments Indicate Breadth of. Market There.

Adams-Fianigan Dry Goods Company purchased through Eugene J. Bushner Company, Inc., the lease of the Haffen Brewing Company, John M. Haffen presi-family house, 55x106.

Vogel & Marion purchased for a client dent, at the northeast corner of Third avenue and East 149th street; also leased from Augusta Dorn 2858 Third avenue, through to 149th street, both of which expire May 1, 1976. This gives it control of the entire block square bound-ed by Third, Westchester and Bergen avenues and East 149th street.

Adds to Bronx Plottage.

William H. Mehlich, Inc., has obtained for Adolph & Henry Bloch 186x188 in Mott avenue, near 152d street, which added to their present holdings, gives them a plot frontage 150 feet in Mott avenue and 365 feet in Sheridan avenue.

Left in Brenx Sold. Realty Trust sold for the Artee Realty Corporation five story loft at 496 and 495 East 124th street to Coosa Company,

Sales of Dwellings.

Hudwill Corporation, Hudson P. Rose president, bought the five frame dwel-lings at 441 to 442 East 173d street, corner of Park avenue Emanuel Schwartz sold to Charles

Kresney and S. Kally, through Nicholas Lopard, the three story two family dwelling 20x100 at 1053 Falle street. Morton M. Green sold for Mrs. B. J. Coyne the dwelling at 257 East 292d street to Mrs. A. Kinsler; also for Mrs. Dearborn dwelling at 1931 Fox street to I. Ross.
S. H. Frankenhelm sold for Edward
M. O'Gorman to M. Gitlin dwelling 17x

at 453 East 139th street.

Sules in Trinity Avenue.

Mrs. Calvin S. Brown sold through Nicholas Lopard to Isador Goldman Nicholas Lopard to Isador coolinas a Co. the three story two family dwelling about 19x90 at 1032 Trinity avenue. Nicholas Lopard sold for Mrs. R. Lopard to Harris Reinschreiber the three family dwelling at 881 Trinity

Chester C. Paige sold to Otto Senten the three story three family dwelling, 29x199, at 912 Trinity av. through Nich-

Other Buyers in The Bronx.

Mrs. A. Muller bought through Nichclas Lopard from Carl Bohmler the three family detached house, 25x100, at 1749 Monroe av. August Lauter sold for the Serv

Realty Company, Inc., five story apart-ment at 4298 Park av., southeast corner 179th st., 50x85, to John Fink-Nicholas Lopard sold for Harry Rath-

ner and Bandes Brothers to W. Held & Co the five story apartment, 62x85, at 1792 Clay av., southeast corner of

Benenson Realty Company bought through Jacob L. Livingston, attorney, through Jacob L. Livingston, attorney, winter to Mrs.

3151 to 3155 Morris av., northwest corner of 181st st., two five story aparthments, 109x160, renting for \$22,000.

Edward C. H. Vogler sold for H. Form George C. Jell through Harvey Hoops to S. & S. Rothstein five story spartment at 1090 Simpson st. William Wolff's Sone sold for Martin Silverman 1374 to 1280 College av., two apartments, to Morris Weiss.
William H. Mehlich, Inc., sold for

Franz and Maria Schuetz to an investor 1115 and 1117 Clay av., a five story apartment, 38x100. Vogel & Marion resold 1761 and 1763 Bathgate av., a five story apartment.

MANHATTAN SALES.

The four story building, 20x100.5, as 243 West Fifty-sixth street, is to be taken over by the 242 West Fifty-sixth Street Corporation (W. H. Keough, J. W. W. Blomp and L. Wang, directors). Title to the property is held by Julie M.

Harry Sugarman resold for a client of Loudon & Davis to Intmer & Cohen, and 56 East 112th stead of Cohen, and 56 East 112th street, 40x100, a six story apartment and four stores. Shenk through & Co. sold for Joseph

Shenk through Henry S. Mansfield the the Save New York Zone to other locamaix story apartment, 511 West 112th tions: S. Jiffre, from 3 to 7 West Thir-Street, 66x100.

Charles A. DuBois sold for Sarah C.

GRANTED PERMISSION TO SELL Justice Platzek of the Supreme Court has granted permission to the trustees of St. Michael's Protestant Episcopal Church to sell 44 Barclay street, a mercantile building, 25x101.10, to P. J. Ken-nedy & Sons, the present lessees, for

SPECIAL AUCTION OFFERING.

I. Lincoln Seide Company was auction Tuesday, February 17, in the Vesey Street Exchange Salesroom 51 West 128th street, a five story brick flat. 25x99.11, and 1472 First avenue, a four story brick tenement, with two stores, 26x85.

Sontracts awarded. Sirst-G B Seeley's Sons, premises, pwmer; Turner Construction Co. 244 Madison av. architect. \$1700 Street St I. Lincoln Seide Company will offer at auction Tuesday, February 17, in the

swarded the Turner Construction Com-pany contract for a two story concrete building, 150x50, at Maple avenue and Beauchamp place, New Rochelle, N. W. George B. Post & Sons, architects, esti-mate the cost at \$100,000. It is to be used as a reinsurance clearing house.

Turner Construction Company received the contract for the \$1,000,000 printing plant to be built by the Metropolitan Life insurance Company in Long Island City from designs by D. Everett Wald.

TO BUILD HOME AT MALBA, L. I. Malba-on-the-Sound, L. I., through
Champ & Dasey to Harry A. Rice, water-

BROOKLYN TRANSACTIONS.

Meister Builders. Inc., resold through
Walter Smith, the taxpayer at 186
Montague street, Brooklyn, on what at
one time was the site of the old Brooklyn Academy of Music, to the K. W. W.
Holding Company.
Charles Partridge sold the two four
mory apartments at 720 and 722 Bergen

Thursday Evenings

FERMIN MARTINES, Bott Million.

DANCING ACADEMIES.

To W. 72d St., N. Y.

DANCING ACADEMIES.

DUPYCA'S Telephone Columbus 9283.

DANCING ACADEMIES.

Thursday Evenings

For Restal

street, Brooklyn, for Lillian P. Harri-Bulkley & Horton Company sold 1232 Dean street, Brooklyn, a three story dwelling, 18.9x107, for Mrs. A. J. Dela-

B. F. Enowles Company sold 82 Division avenue, Brooklyn, a four story apartment, for C. J. O'Keefe. Realty Trust sold for Alco Building Company two dwellings, at 2054 Sixtyfifth street, Brooklyn, to Samuel Weiss, and 2042 Sixty-third street, to Louis

B. Teta. Samuel Galitzka and J. Lacov sold for the Kensington Home Corporation to Henry Seigle, dwelling 20x100, in the west side of East Eighth street, 319 feet north of Avenue 1, Brooklyn. O. E. Allard and J. J. Levey sold 398 East Eighteenth street, Brooklys, a two

570 Schenck avenue, Brooklyn, a two family dwelling.

COMMERCIAL LEASES.

Ryan & Co. leased for Caroline Coch-ran of Newburgh, N. Y., for twenty-one years at a net rental of approximately \$100,000 two four story buildings at 269 and 271 West Thirty-ninth street, 40x54.

Cross & Brown Company leased space in 8 and 10 West Forty-fifth street to D. B. Del Rey, in 794 Tenth avenue to Newcombe C. Baker and Frank E. Griswold and in 430 West Fifty-fifth street the Aetna Motors Corporation. Louis Carreau leased 64 West Forty-

Duross Company leased store and basement in 124 West Eighteenth street of ships in ballast, or both.

Storm stress has set back building work of all kinds. Alteration work is to J. C. Gillmore Company.

Haggstrom-Callen Company leased to
the Beaver Hill Sport Field offices in

RESIDENTIAL LEASES.

street to Leon E. Gillette. rivers and the reserves held under Samuel H. Martin leased the four cover here for speculation or for special Adolph Lang sold for Charles Beachler story dwelling at 140 West Sixty-fifth John.
L. L. Waldman dwelling 18x100 at street for the Society of the Immaculate Conception to David P. Saltzman.

REAL ESTATE NOTES.

Drellincourt N. Martin is the buyer of 59 East Seventy-eighth street. Senator William M. Calder will speak on the subject of Federal legislation af-fecting real estate at the dinner of the Westchester County Realty Board, to be held at the Hotel Commodore Saturday evening, March 27.

Joseph M. Nimhauser, formerly with J. Phillips & Co., has opened a real estate brokerage business at 200 Fifth James J Etchingham has been ap-

pointed agent for 521 West Fifty-sec-ond street and 226 East Ninety-sixth Louis Carreau has been appointed agent for 149 and 155 East Thirty-fourth street and 602 and 604 West

139th street.
William Wolff's Son negotiated the sale of 129 East Ninety-second street reported recently.

SUBURBAN TRANSACTIONS. Worthington Whitehouse, Inc., leased

for William B. Dinsmore furnished house at Tuxedo Park, N. Y., for the

M. Butler, purchaser of the Ackerman Craw

Edward P. Hamilton & Co. sold for Charles R. Piper Company to William R. Grant residence and one-quarter acre in Ridgewood road, South Orange, N. J. George W Both sold for F. R. Goodell residence in Rochambeau road, Scaredale, N. Y., to C. W. Van Law. Prince & Ripley leased for Joseph

Baker Sons & Perkins Company, Ltd., second floor of Tod Building, in Martine ROYAL PALACE avenue, White Plains, N. Y. M HOTEL COTTAGES . D. Lewis H. May Company sold for Harvey N. and Eva B. Smith 1363 Hollywood avenue, Far Rockaway, L. I., two

two story dwellings. E. S. & S. F. Voss rented houses for Miss Mary A. Longworth in Franklin avenue, Hewlett, L. I., to Charles (; Moller, Jr.; for Montaigu La Montagne, Supreme Court Justice Platzek granted in Cedarhurst avenue, Cedarhurst, L. l. Termission to the Wyandot Club to sell to George P. Davis; for Mrs. Thomas J its property at 232 East Fifty-eighth Davis, in Ocean Point avenue, to George

TRADE REMOVALS.

ty-fifth street to 321 Fifth avenue; J. J. Kelly, from 36 West Thirty-seventh Riodenstein through Morris M. Baker, street to 41 East Twenty-first street; attorney to the W. F. B. Realty Company, the five story flat at 614 and 616 avenue to 258 Fifth avenue; Henry West 135th street, 54x100.

West 135th street, 54x100.

Horace S. Ely & Co. sold for the estate street to 112 Madison avenue; Tip Ton 6t Melvin L. Franklin, 57 Greenwich ave
Walst and Dress Company, from 30 Ryan & Co. and B. W. Muller & Co. Thirty-third street to 12 East.

Ryan & Co. and B. W. Muller & Co. Thirty-second street; Nathan Schuss & Street Street Street to 142 West Thirty-third street to 142 West Thirty-third street to 135 to 146 Madison avenue; Davis Hartis from 122 Property 122 Pr 190.5.

Charles M. Rosenthal sold 200 West
148th street, a six story apartment, 40
x100, to the Knight Developing and
Trading Company, Edward T. Gibbs
president.

Ryan & Co. sold for George Pickin a
four story dwelling, 18x100, at 467 West
141st street, to a Dr. Callman, who respond the property to the tenant.

Ryan & Co. and Harry Bierhoff sold Thirty-ninth street to 257 Seventh ave-nue; Alton Dress Company, from 10 Ryan & Co. and Harry Blerhoff sold for Mrs. E. De Neuville a four story owelling at 31 West Eighty-second ty-first street, and Ringler & Meiselman. from 23 West Thirty-fifth street to 510

PHILADELPHIA LEASE.

ALLA . IIC CITY FIREPROOF
Ocean Front. Unusually attractive during Winter and Early Spring Seasons.
Luxurious lobbies, restful sin pariors
and superb Rusic. A palatial residence
for those seeking rest and recreation.
AMERICAN and EUROPEAN PLANS. United Retail Candy Stores leased the ground floor and basement of Chestnut and Twelfth streets, Philadelphia, Pa., from Frederick Brown for twenty-one years at an aggregate rental of approxi-THE WILTSHIRE
Virginia av. and Beach; capacity 350; private laths, running water, elevator, &c.;
American plan, \$4 up daily; special weekly. mately \$2,960,000, through Harvey B. Newins, Inc., and Robert J. Coverdale.

N waimston, 2 Columbus Circle, architect
1841 ST, 47 E, to a 5 story dwelling—J D
Peabody, premises, name? Peabody, Wijson
& Brown, 389 5th av. architects...\$10,000

INSTRUCTION, COLLEGES, SCHOOLS, Maiba Estates Corporation sold at EVERYBODY-Learn popular instrumen

Front building plot at the corner of Malha Drive and the Boulevard, which will improve with an English manor residence from plans of H. P. Knowles.

Spanish Carefully taught. Prunera Studios. Spanish Carefully taught. Prunera Studios. Spanish Carefully taught. Prunera Studios. WANTED English language teacher. FERMIN MARTINEZ, Hotel Biltmore

BUILDING RETARDED

Storm Delays Deliveries of Commodities-Quarries Now Unworkable.

Building contractors emerged from the traffic mire last week to face a posbrick market, an actual advance to \$51 services) and the effect upon mortgage a load of 3,000 second hand brick de-money of present systems of Federal livered south of 110th street, and a taxation which prohibits mortgages from threatened shrinkage of discount in window glass under 5 square feet from 65 to 60 per cent, says the Dow Service Daily Building Reports to-day. The only available supply of build-

curities.

realty investment.

year is that many firms who are over-

conditions improve speedily and some change is effected whereby mortgage

money may have more active interest I

Report of Committee.

In this connection considerable inter-

est is being evoked with reference to the

forthcoming report of the Lockwood Committee of the New York State Sen-

ate, which has been investigating the housing situation here with reference to

relieving the shortage of space accom-modation for business and family habi-

tation. It is believed that the committee

n this State from taxation, and variou

thorities aver that mortgage money is being driven away from building enter

prises at the very time when the great-est need is the supplying of additional

rentable space of all kinds. There is plenty of money available, but because

it is being taxed out of the mortgage market at the time when building con-

struction is a national need-almost the

ctions of the building market approve and condemn this proposal. The fact remains, however, that the highest au-

sal to exempt mortgage holdings

ing sand in this market to-day is that will be actively following the market for brought over to this country as ballast new business before the year and from Europe in ships returning light. less prices of materials and equipment No one remembers when there was a become immediately stabilized, delivery greater demand for this building comconditions improve speedily and some modity, gravel, grit and crushed stone, and no one seems to be able to recall when the supply has been so low. The pits are frozen, the quarries are workable and the waterways are im-passable with ice. The only hope for relief seems to lie in the prospect for rixth street, a four story building, 16.8x weather mild enough to permit reopen-160, for fifteen years. ing of the plants at pits and quarries or the prompt arrival of a large fleet

about all that has been moving for the last ten days, although the strike of 1974 Broadway.

William Wolf's Sons leased to the certain of the trades now in the recent Cosmopolitan Paper Box Company 465 wage scale agreement had helped to reand 410 East Seventy-seventh street for tard new work. There was some talk ten years; also to Louis Helier & Son of common brick moving up to \$30 a store in 148 East Eighty-sixth street for thousand, wholesale, as the week drew the Wickley alvet Street Holding Com- to a close, but the effect upon an aithe Eighty-sixth Street Holding Com- to a close, but the effect upon an alrelation to prospective building con-struction served to deter any hasty action along this line. The tenseness of Duross Company leased the three the brick market is due almost entirely story dewlling at 148 West Thirteenth to the scarcity of ears, the ice barred

No Drop in Brick.

The fact was developed, however, that any talk of common Hudson brick dropping below \$25, with the usual additional not be greatly relieved for several years. charges for handling, cartage and 15 per cent. for deliveries a thousand

RESORTS

Atlantic City.

OH THE BEACH

ATLANTIC CITY

HOSPITABLE-HOMELIKE

ALWAYS OPEN

ocean front in the fash ionable Chelsea Section

300 bed chambers with private baths (fresh and sea water). High class orchestrs, cafe, grille, &c. French chefs. Golf privileges. Autos meet trains. Booklet. Open all year.

CONVENIENT TO ALL AMUSEMENTS

Sea Baths. Diet Kitchen . Orchestra

Capacity 600. Open all the Year

ON THE OCEAN FRONT
F leven stories of real
Leomfort with an environment of distinct refinement without extravogance,
wesseen plas, a ways open
LITERATURE AMPLEMS PAILED
Edward E.Gressen Sware

Mariborough-Blenheim

THE LEADING RESORT HOUSE OF THE WORLD

A TLA N TIC CITY, N. J.

"THE NATION'S HEALTH SHOP"

MEALTH IN EFFICIENCY

A Germiche Climate and Clean Sevens
Bo Dust. Ho Dirt. Immunerable Quidon's
Recreations and Indoor Enertainments
Gwaerabip Management Josiah White & Sons Ca.

Dénnis

An American Plan Hotel

of Distinction and Real Comfort

PIREPROOP GARAGE.
GAPACITY 600. Walter J. Bushy

tions. Golf, riding and sheitered walks. Daily concerts and dancing. Branch office, Geo. A.

Huhn & Sons, Brokers.

FRANK F. SHUTE, Mgr.

Florida.

DATIONA. FLORIDA.
"The Prettiest Winter Resort
in the World."

A DELIGHTFUL WINTER, FLORIDA, WEST-COAST.

SPEND A DELIGHTFUL WINTER IN TAMPA. North Carolina.

AMERICA'S WINTER SPORT CENTRE-Pinehurst, N. C. Golf and all sports.

Miscellaneous.

POURISTS' Agency; accommodations secured Marcil Gras. Feb. 16; bank references. 723 Howard av., New Orleans.

FRONTENAC, QUEBEC, CANADA, FOR THE GREAT WHITE SPORTS. CANADIAN PACIFIC BAILWAY, F. B. FESTY, GOB. AST., PASS. DOPL., 1991 BWOT.

J. B. THOMPSON & CO.

C.L. Hangtein Pres. Lyman J. Watrom SecyaMyr

THARLES

greatest general need of the day-there is a grave danger that unless something is done to make mortgage loans attractive the dearth of building space will In the light of this condition building material and equipment interests in this

ART SALES. SILO'S



Notable Collection of OLD MASTERS FROM THE FAMILIES OF The Baron of Molise

Posta Cavelli, Duke of Civatelle, AND OF THE

Frince of Caracciolus Arcella REMOVED FROM THEIR CASTLES IN ITALY

These Authentic and Original Works of Art include Example by such Notable Artists as Mantegna, Fra Angelica, Caravaggio, Correggio, Guido Reni, Ribera, Murillo, Jacopo Palma, Van Dyck, Rembrandt, Durer, Hallado, Durer, Holbein, Snyers and other Fine Examples of the Oldest Italian, Flemish, Greek, Spanish and French Schools AND HAVE BEEN EXPERTIZED BY AND HAVE BEEN EXPERITIZED BY
Prof. D. Philippla. Soc'y of Museum
of Napies; De Rinaldis. Director of
the Museum of Napies; Lionello
venturi of Torino; Adolph Venturi.
Director of Fine Arts in Italy; Commissioner Philipp Cirariello of Naples; Com. Roseo of Naples; Chev.
Squillaccioth. Fome: Marquise
Civillo Maturi. Naples; Count L.
De La Tour. Naples; Emanuel Nicolette. Restorator of the Nevins
Memorial Collection, and others.

(MONDAY), FEB. 16TH and continues until dates of Sales.

Thursday, Friday & Saturday, Feb. 19th, 20th & 21st, at 8:15 P. M. Note: The Small Miniatures. Silk Arras and other objects will be sold on Saturday, Feb. 21, Commencing at 3:30.

larke's ON VIEW TO-MORROW

A Splendid Variety

Italian, French and English Cabinet Work, Valuable Tapestry Panels, Silver Sheffield Plate, Choice Works of Art

(to close estate) Sale Commences Wednesday at 2:30 P. M. MR. AUGUSTUS W. CLARKE

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Washington, D. C. GRAFTON HOTEL

EUROPEAN PLAN
with running water. \$2.00 per day
with Private Bath, \$3.50 per day
AMERICAN PLAN AMERICAN PLAN
Room with running water, \$5.00 per day
\$30 per week. For two, \$55 per week
Room with Private Bath \$7.00 per day
\$45 per week. For two persons, \$70 week
Sultes of Parior, Bedroom and Bath,
Summer Season—Samnac Inn, in the
Adirondacks, Cottages for Rent,
HARBINGTON MILLS, PROPRIETOR.

Burlington Hotel American and European
HOMELIKE, CLEAN, PERFECT CUISINE,
350 Booms with Bath, 53 to 55.
PIVE MINUTES FROM EVERYTHING.
Washington, D. C.

BOLTON MANSIONS
HOTEL
Belton Gardens, South Kensington, is
recognized as the most comfortable and
reasonable first class FULLY LICENSED
HOTEL IN LONDON, Over 100 rooms. MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

Duross Company REAL ESTATE 155 West 14th St. 156 Broadway.

LOANS made quickly, privately, 4 to 7. GLADEE, 14H Broadway, entrance 48th.

wholesale upon the immediate resump-tion of navigation, is without foundation. Sible pricking of the building prosperity There is only a limited supply burned bubble that loomed so largely as the year and ready for shipment up the river and closed. As far as potential building it now seems certain that 1920 brick construction is concerned there is no will not begin to come into this market question whatever but that there can is a wholly unexpected influx of labor into that district this spring.

Einancial interests. to that district this spring.— an attractive mortgage market. If Financial interests say they see little mortgage money is being weaned away expectation of general housing relief this from the building market by tax free year for two reasons. One is that there securities at a time when the people appears to be a constantly increasing who made war time sacrifices to help who made war time sacrifices to help the country, need Federal help to meet price noted in estimates for new con- the country, need Federal help to meet struction work, the disposition of a the Government made housing shortage. growing number of contractors to accept any recommendation toward this end only "cost-plus" construction operations that the Lockwood Committee may make (with a glaring uncertainty as to the ui- will be sure to have the hearty indorse timate cost of the operation in the pres- ment of building material and equip itive sand famine, rumors of the \$30 ent market for building materials and ment men of New York, who doubtle will make known their wishes in the matter at Washington. Here is where the attention of the building industry for the moment has been focused, as it is the greatest menace to a free buildcompeting with Government tax-free se- for ing market that there is to-day, in the The clearest prospect of the present

WILLES RAY, INC., Real Estate & Ins.

From Battery to 14th St., Incinsive.

opinion of many persons.

SEVEN STORY CORNER BUILDING ON LAFAYETTE ST. FOR SALE. AN OPPOR-TUNITY. BROKERS PRO-

SEVEN STORY BUILDING BELOW CANAL ST., EAST OF BROADWAY, 50x90; SPRINK-LERS; DELIVERY MAY, 1920. HENRY TRENKMANN, LAFAYETTE ST. PHONE

362-4 WEST BROADWAY FIREPROOF LOFT BUILDING

6 Story and basement, 45x68, Extra heavy construction; electric ele-vator, gream heating plant; immediate pos-session. Price 515,008.

Arthur H.O'Malley, Sole Agent Tel.—Canal 4293. 267 West Broadway. COMPARE THIS WITH THE JUILLIARD SALE, 9-11 WHITE ST. IMMEDIATE POSSESSION.

5 Story & Basement Building. WM. C. WALKER'S SONS 333 BROADWAY

Above 14th St. to 59th St. (Inclusive), East River to North River.

It Is Cheaper to Own THAN TO RENT Murray Hill Residences FOR SALE

Three Modern Homes in this Exclusive Restricted area, all 25 ft. in width. Possession May first. Seen by Appointment. H. MARTIN 17 East 45 4400 Murray Hill

IN THE 30'S (Penn. Zone) 5x190, 2 story building, suitable for stor-age, printing concern, garage or cab station; price \$135.090, mtg. \$90.000. STAWSON & HORBS, 162 West 72 st. IN the heart of the city, near lith st. and Lexington av., four story building, 20x100; easily converted into business or other building; will sell below \$25,000; quick action. CHAS. WARNER, Attorney, 290 Broadway. Worth—67.

\$5,000 CASH will buy 3 story garage, bet. Broadway and 5th av., below 57th st.; price \$24,000, bal-ance on mortgage, SLAWSON & HOBBS, 152 West 73d st.

Above 59th St .- 5th Av. to East River.

A Restricted Colony

of Private Houses

is being established by a syndicate who have purchased 14 private houses in 75th Street, between Lexington and 3d Avenues. The purpose is to form a group of representative New York peo-ple to whom these houses will be resold for alterations into im-

proved private dwellings.

Warren & Wetmore will remodel two that have been sold an indication of the type of improvement under way that will make this one of the best blocks on the East Side. No restrictions, however, are placed on a pur-chaser in the selection of architect or plans.

Prices Low

in fact, they are being offered at little more than the land values. 18 to 20 ft. frontage, with good rears—ranging from \$27,000 to \$30,000. Applications made to either

Douglas L. Elliman & Co. 414 Madison Ave., Murray Hill 5600

Harris & Vought & Co. Successors to Harris & Vaughn, 569 Fifth Ave., Vanderbilt 31.

ATTENTION,—Lexington Avenue Bargain, Private house near \$6th, Possession. \$18,500. Big bargain. LEON S. ALTMAYER, 52 East \$6th. SIX 3 story basement brown stone houses, lo-cated 73d st., east of 3d av., to be sold at sacrifice to quick buyer. BRYANT BUSINESS EXCHANGE, 206 West 42d. Tel. Bryant—\$150.

Above 59th St,-5th Av. to North River. ATTENTION-

NEAR BROADWAY, ABOVE S6TH STREET.—Elegant location. Fine new 8 story elevator apartment bonse. Ten year mortgage. RENTS \$38,500; very low; will be \$47,600 October. PRICE \$250,000.
AMSTERDAM AVENUE, VICINITY OF 105TH STREET.—A new law apart-ment bouge. stores a and a race.

AMNTERDAM AVENUE, VICINITY OF 105TH STREET.—A new haw apartment house, stores, 3 and 4 room apartments, RENTS \$15,000, PRICE \$108,000, BUSINESS CORNER, ELEVATOR APARTMENT HOUSE. Desirable location. 7 stores, 2, 2, 4 room apartments, RENTS \$39,000; will be \$25,000 cetober. PRICE \$250,000.

DESIRABLY LOCATED ELEVATOR APARTMENT HOUSE, overlooking park and river. 4, 5 and 6 room apartments, RENTS \$43,000; very low; will be \$50,000 October. PRICE \$250,000.

NEAR BROADWAY.—75 foot 6 story elevator apartment house. RENTS \$50,000; will be about \$25,000 October. PRICE \$125,000.

VICINITY BROADWAY, 157TH ST.—Elegant location; good future. Two 5 story apartment houses, 4 and 5 rooms, Mortagae \$45,000. RENT \$9,500 EACH. Clear income over expenses \$4,500 cach. PRICE \$55,000 EACH.

H. T. WOOD, 220 BROADWAY

APARTMENT, modern, 24 families, 142d st., 7th av.; rents \$3,900; price \$44,000; coab \$14,000, KARHAN, 521 East \$2d.

The Period of Adjustment

A few years ago you loaned a man \$100.00. That \$100.00 would have bought you food, clothing and lodging for four weeks.

He has just paid you back that \$100.00. That \$100.00 today will only buy you food, clothing and lodging for two weeks.

That \$100.00 now only buys \$50.00 worth. In other words, the purchasing power of the dollar today is only fifty cents.

This is true of everything but Real Estate. The dollar today is worth 100 cents in buying Real Estate.

This is because Real Estate is selling at the old Standard of value. Experience shows that Real Estate is always the last to rise in value. It has not commenced to rise in proportion to other commodities.

That is why far sighted Corporations have been buying properties for their own use.

That is why other large Corporations have been taking 21 year leases. They are practically buying the property for 21 years at the old values. That is why Real Estate speculators have in the last few months been picking up Real Estate at the old prices.

They see the opportunity for sure profit.

REAL ESTATE AT AUCTION.

THAT IS WHY AN ABSOLUTE UNRESTRICTED AND UNRE-SERVED AUCTION SALE, ORDERED BY THE SUPREME COURT, OF PROPERTIES IN THE HEART OF THE CITY SHOULD INTEREST IN-VESTORS, BUSINESS MEN DESIRING TO OWN THEIR OWN PROP-ERTY, BUILDERS, SPECULATORS AND ALL INTERESTED IN REAL ESTATE.

Send for catalogue of the properties.

HENRY ASTOR TRUST ESTATE TO BE SOLD AT PUBLIC AUCTION At the HOTEL ASTOR, Broadway and 45th St., 11 A. M. TUESDAY, MARCH 9TH, 1920

For particulars apply to J. CLARENCE DAVIES, 149th St. and 3rd Avenue or 32 Nassau Street. JOSEPH P. DAY, 67 Liberty Street.

MORRIS & McVEIGH, No. 32 Liberty Street Attorneys for Plaintiff.

CITY REAL ESTATE. CITY BEAL ESTATE. From Battery to 14th St., Inclusive. From Battery to 14th St., Inclusive.

FOR SALE

47-49 Maiden Lane Between Nassau and William Sts. Opposite Site Acquired by Federal Reserve Bank, 12-Story Office Building 14,500 Net Square Feet

> BING & BING Bryant 6410 119 West 40th St. Brokers Pully Protected

Available May 1st, 1920

Above 59th St .- 5th Av. to North River. Above 59th St -- 5th Av. to North River.

EXCEPTIONAL INVESTMENT AT PRE-WAR COST OF PRODUCTION

Modern 9 Story Fireproof Apartment House

Tentative plans have been prepared, showing that Building can easily be altered into Hotel without material structural changes.

Central Park West, S. W. Cor. 66th St.

BING & BING

Bryant 6410 119 West 40th St. Brokers Fully Protected.

FOR SALE OR LEASE BLOCK FRONT East Side Broadway

204 feet on Broadway 140 feet in depth Two story taxpayer now on property Possession May 1st, 1920

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